

TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2018 PAY 2019

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County	Wells County	_	
Jurisdiction	Bluffton RDC		
Allocation Code	T90401		
Allocation Area Name	Adams Street #1 TIF		
Form Prepared By:			
Name	Mait Eckerle	<u> </u>	
Unit/Company	H. J. Umbaugh & Associates		
Telephone Number	317-465-1500	_	
E-mail Address	eckerle@umbaugh.com	-	
•	essed Value of Allocation Area	28,902,190	
2) 2017 Pay 2018 Incremen	tal Assessed Value of Allocation Area	23,974,745	
3) 2017 Pay 2018 Total (Re	al) Assessed Value of Allocation Area (Line 1 + Line 2)		\$52.876,935
d) 2018 Pay 2010 Not Acces	ssed Value of Allocation Area	- 54:086,890	
*	ssed Value Growth in Allocation Area Due	. '441011040 40	
•		Α	
	or a Change in Tax Status ssed Value Decrease in Allocation Area Due		
•		1 1 4 1 6 1 6	
to Demolition or a Chi	_		
Abatement Roll-Off in	ssed Value Growth as a Result of	1,021,435	
•	e Decrease Due to 2018 Pay 2019	1,475,1,71	
Appeals Settlements in	•	0	
* *	Net Assessed Value of Allocation Area	Ü	
A) 2010 Lak 5013 Animeren	NE ASSESSE VAIDE OF ARCERCAL ATEA	_	\$53,065,455
10) 2018 Pay 2019 Neutra	lization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	-	1.00357
11) 2018 Pay 2019 Adjuste	d Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$29,005,371
12) 2018 Pay 2019 Increme	ental Assessed Value of Allocation Area (Line 4 - Line 11)	_	\$25,081,519
45) m .5 (00)0 m . 001	mercon and the latter of the latter of the latter of the manual control of the latter		
• •	9 Tax Rate for the Allocation Area (Round to Four Decimal Places)	-	1,7382
,	9 Incremental Tax Revenue ((Line 12/100) * Line 13)	-	\$435,967
15) Actual 2017 Pay 2018 1	ax Rate for the Allocation Area		1.7382
2018 PAY 2019 BASE NE	UTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	[1.00357
I. Beth Davis	Auditor, of Wells County	County, certify to the	best of my
knowledge that the above ba	ise assessed value calculation is full, true and complete for the tax increment finan	ee allocation area	
identified above.			
Dated (month, days and)	Davis Beth Davis		
County Auditor (Signature)	County Auditor (Printed l	
County Auditor (organizer)	County Auditor (1	raneu)	
Allocation Ajea Name	DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF THE PASE NEUTRALIZATION AMMS SUPERIOR THE PASE NEUTRALIZATION		oberdoment som en
The vale assessed value of	strictly certified above, is approved by the Department of Local Government	finance.	
Commissioner, Department	of Local Government Finance Date (minute) day, year	r)	



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County	Wells County	-	
Jurisdiction	Bluffton RDC	_	
Allocation Code	T90402	_	
Allocation Area Name	Adams Street #2 TIF	-	
Form Prepared By:	,		
Name	Mati Eckerle		
Unit/Company	H. J. Umbaugh & Associates	-	
Telephone Number	317-465-1500	-	
E-mail Address	eckerle@umbaugh.com	-	
		_	
4) 2017 Pay 2018 Base As	sessed Value of Allocation Area	2.448,999	
	ntal Assessed Value of Allocation Area	3,078,737	
	cal) Assessed Value of Allocation Area (Line 1 + Line 2)	•	\$5,527,736
da 2019 Dec 2010 Not Act	essed Value of Allocation Area	0.665,439	
	essed Value Growth in Allocation Area Due		
	or a Change in Tax Status	284,400	
		W-72 (44.637%)	
	essed Value Decrease in Allocation Area Due	ang Establish p	
to Demolition or a Cl			
•	essed Value Growth as a Result of	620,660	
Abatement Roll-Off		457,454,664	
	ue Decrease Due to 2018 Pay 2019	g;	
Appeals Settlements			
9) 2018 Pay 2019 Adjusted	d Net Assessed Value of Aflocation Area		\$5,760,379
-	alization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	-	1.04209
11) 2018 Pay 2019 Adjust 12) 2018 Pay 2019 Incren	ed Base Assessed Value of Allocation Area (Line 1 * Line 10) nental Assessed Value of Allocation Area (Line 4 - Line 11)		\$2,552.077 \$4,113,362
	19 Tax Rate for the Allocation Area (Round to Four Decimal Places)		1,6728
	19 Incremental Tax Revenue ((Line 12/100) * Line 13)	+	\$68,808
15) Actual 2017 Pay 2018	Tax Rate for the Allocation Area	w	1,6728
2018 PAY 2019 BASE N	EUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	Γ	1,04209
I, Beth Davis	Auditor, of Wells County	County, certify to the	best of my
knowledge that the above I	pase assessed value calculation is full, true and complete for the tax increment finar		•
identified above.	,		
	, ,		
Dated (month, day, year)	1/11/2018		
1 Setal K	Active Beth Davis		
County Auditor (Signature	County Auditor (^{(c} rinted)	
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE	a de la composição de 	<u>, ; </u>
	CERTIFICATION OF JIF BASE NUTRALIZATION	7/	
Allocation Area Name	Manns Sue a 17	- A	
The base assessed value ac	taisement as pertified above, is approved by the Department of Local Government	Finance.	
adsles &	Myrac T /11/1	18	
Commissioner, Departmer	nt of Local Government Finance Days (month, Jay, yea	w)	



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County	Wells	_	
Jurisdiction	Ossian RDC	, -	
Allocation Code	T90901	· -	
Allocation Area Name	Ossian Industrial Park EDA TIF	, -	
Earn Drangerd Dra			
Form Prepared By:	Mart Takaria		
Name Name	Matt Eckerie	*	
Unit/Company	H. J. Umbaugh & Associates		
Telephone Number	317-465-1500	•	
E-mail Address	eckerle@umhaugh.com	•	
1) 2017 Pay 2018 Base Asse	ssed Value of Allocation Area	14.098.693	
•	al Assessed Value of Allocation Area	181.154	
• •	1) Assessed Value of Allocation Area (Line 1 + Line 2)	377141457	\$14,279,847
a) with the zono total (rea	1) Miscosco Value of Princented Mica (Este 1 7 Este 1)	<u> </u>	414,272,047
4) 2018 Pay 2019 Net Assess	sed Value of Allocation Area	14,844,209	
•	sed Value Growth in Allocation Area-Due		
	a Change in Tax Status	261,300	
A Committee of the Comm	sed Value Decrease in Allocation Area Due	+2613 576425	
to Demolition or a Char		266,460	
	sed Value Growth as a Result of	2001,400	
Abatement Roll-Off in		396,459	
	Decrease Due to 2018 Pay 2019	3,721,437.5	
Appeals Settlements in	•		
	Net Assessed Value of Allocation Area	1.5	
9) 2010 14) 2017 Adjusted 1	ACT DESCRICT AND OF VINDINOS DICE		\$14,452,850
10) 2018 Pay 2019 Neutrali	zation Factor (Line 9 / Line 3) (Round to Five Decimal Places)	_	1,01212
44. 40.40 t 1 t 1 t	and the state of t		
- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	Base Assessed Value of Allocation Area (Line 1 * Line 10)	.	\$14,269,569
12) 2018 Pay 2019 Incremen	ntal Assessed Value of Allocation Area (Line 4 - Line 11)	_	\$574,640
12) Entimeted 2019 Ben 2010	Tay Data for the Allocation Area (Dound to Engir Dynamy)		
	Tax Rate for the Allocation Area (Round to Four Decimal Places)	·	1,4852
	Incremental Tax Revenue ((Line 12/100) * Line 13)	_	\$8,535
15) ACMBI 2017 Pay 2016 18	x Rate for the Alfocation Area	, 124	1.4852
2018 PAY 2019 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.01212
I, Beth Davis	Auditor, of Wells	County, certify to the h	oest of my
knowledge that the above bas	e assessed value calculation is full, true and complete for the tax increment finance		•
identified above,	•		
	1 1		
Dated (month, day, year)	1/11/2018		
7			
I III (COVID Beth Davis		
County Auditor (Signature)	County Auditor (P)	rinted)	
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE		
	CERTIFICATION OF THE BASE NEUTRALIZATION	1 // 1 6	61
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Allocation Area Name	Minale Malestruck	I WIRE G	11/1
	//_ /	_	
The base asy seed value adjus	strept, is certified above, is approved by the Department of Local Government Fi	nance	
[11/ A. L.	/ M/h. \\		
/ Wester	1 (11920 V 1////)	5	
Commissioner, Department o	f Local Government Finance Date (month, day, year)	-	